

BEACON WOODS VILLAGE SIX

BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 26 S, RANGE 16 E, PASCO COUNTY, FLORIDA

State of Florida } s.s.
County of Pasco }

The undersigned owner of the lands shown on this plat to be known as BEACON WOODS VILLAGE SIX and described as being in Pasco County, Florida, as follows;

Commence at the Northwest corner of the Northeast 1/4 of Section 3, Township 26 South, Range 16 East, Pasco County, Florida and run S01°31'29"W along the West boundary of said Northeast 1/4 of Section 3, 1067.7 feet to the Point of Beginning; thence run S68°28'31"E, 480.56 feet; thence run N42°3' feet along the arc of a curve to the right having a radius of 75.00 feet and a chord of 11.24 feet which bears 66°07'14"E; thence run S31°45'57"E, 66.10 feet; thence run 34.35 feet along the arc of a curve to the left, said curve having a radius of 217.55 feet and a chord of 34.31 feet which bears 53°17'20"E; thence run 41.72 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet and a chord of 37.00 feet which bears 50°40'47"E; thence run 73.70 feet along the arc of a curve to the left, said curve having a radius of 473.52 feet and a chord of 73.71 feet which bears 53°55'19"W; thence run S34°31'29"W, 171.83 feet; thence run 444.59 feet along the arc of a curve to the left, said curve having a radius of 785.00 feet and a chord of 462.04 feet which bears 51°01'29"W; thence run S0°28'31"E, 184.28 feet; thence run 300.28 feet along the arc of a curve to the right, said curve having a radius of 2292.19 feet and a chord of 300.78 feet which bears 50°42'48"E; thence run S09°17'12"W, 118.00 feet; thence run S07°02'64"W, 335.91 feet; thence run 312.96 feet along the arc of a curve to the left, said curve having a radius of 1023.25 feet and a chord of 311.70 feet which bears 50°42'48"E; thence run S10°29'31"E, 118.00 feet; thence run 0.33 feet along the arc of a curve to the left, said curve having a radius of 266.96 feet and a chord of 0.33 feet which bears 510°34'49"E; thence run N88°28'31"W, 374.62 feet to the aforesaid west boundary of the Northeast 1/4 of Section 3; thence run N01°31'29"E along said west boundary, 1828.90 feet to Point of Beginning.

have caused said land to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public, all roads, streets, alleys and other rights of way, and all parks and recreation areas and all easements for utilities, drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving however, the reversion or reversions thereof, should the same be renounced, disclaimed, abandoned, or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof, also reserving the right of egress and ingress over all rights of way and easements dedicated by this plat, also reserving the right to construct and maintain water and sewer lines within all rights of way and easements dedicated by this plat, in the event of repair or maintenance, causing damage to existing streets, owners agree to replace streets to prior condition within said damaged area. This the 14th day of March, A.D. 1973

OWNER:

BEACON CONSTRUCTION COMPANY, INC.

J. M. Laidlaw President

Frank A. Hosticka Assistant Secretary

Signed, sealed and delivered in the presence of
Thomas J. Hart Witness

Margaret M. Genova Witness

State of Florida } s.s.
County of Pasco }

I hereby certify on this 14th day of March, A.D. 1973, before me personally appeared J. M. LAIDLAW and FRANK A. HOSTICKA, respectively President and Assistant Secretary of BEACON CONSTRUCTION COMPANY, INC. a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires April 6, 1975

Margaret M. Genova
Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE: I hereby certify on this 17th day of March, A.D. 1973, that this plat is a true and accurate representation of the lands surveyed and that the survey was made under my supervision, and that the survey also complies with all the requirements of Chapter 177, of the Florida Statutes

Walter A. Casson, Jr.
CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
Walter A. Casson, Jr.
Fla. Engineers' Regn. No. 6444
Fla. Surveyor's Regn. No. 1233

APPROVED: by the Board of County Commissioners Of Pasco County, Florida, on this 12th day of April, A.D. 1973
William M. Vardette Chairman

FILED AND RECORDED: in the Public Records Of Pasco County, Florida, on this 11th day of APR, AD 1973, in PLAT BOOK 11 PAGE 124.
Therese E. Buehler Clerk of Circuit Court

NOTES:

—o— Indicates Permanent Reference Monument
Bearings on this plat are based on an assumed bearing of South 1°31'29" West, for the West line of Northeast One-Quarter of Section 3, Township 26 South, Range 16 East.
Easements shown thus— are for the construction and maintenance of common building and/or common patio walls only, and are for the exclusive use of the owners of the property adjacent to said easements. Side lot easements are 0.67 feet each side of lot line. Rear lot easements are 10 feet each side of lot line, unless otherwise shown.
Drainage and/or utility easements are designated on the plat and are of the width shown.